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#5132

72-24

NO TRANSFER
TAX PAIDWARRANTY DEED

008765

RE TRANS
TC ☒
PRC ☒
CF ☒
TM ☒
PPC ☒

KNOW ALL MEN BY THESE PRESENTS, that ROBERT D. LIVINGSTON, JR. whose mailing address is 3 Mountain Farm Road, Waterville, Maine 04901, does hereby give, grant, bargain, sell and convey unto ANN B. LIVINGSTON whose mailing address is 3 Mountain Farm Road, Waterville, Maine 04901, with Warranty Covenants, his interest in the following described premises with the buildings thereon, located in the City of Waterville, County of Kennebec and State of Maine:

Being Lots A and B as shown on a Plan of MOUNTAIN FARM SUBDIVISION, survey of land of John E. Nale and Leo F. Poulin Co., as recorded in Kennebec County Registry of Deeds, Subdivision File E-85087 and as approved by the City of Waterville Planning Board June 17, 1985. Said Lots A and B as shown on said Plan shall be conveyed and considered to be together as one lot consisting of 1.88 acres.

Excepting from the above conveyance a certain lot or parcel of land conveyed by Leo F. Poulin Co. to Terry Brandwein Bolduc by deed dated February 22, 1989 bounded and described as follows:

Beginning at a steel pin located on the northerly line of Lot A, being land owned as of June 21, 1989 by Leo F. Poulin Co. as recorded in the Kennebec County Registry of Deeds in Book 3403, Page 57, said lot being depicted on a plan of Mountain Farm Subdivision as recorded in the Kennebec County Registry of Deeds in File Number E-85087, and said steel pin being located on a bearing of South sixty-nine degrees four minutes West (S 69°04' W) a distance of one hundred fifty and nine tenths (150.9) feet, more or less, from an iron pipe located on the northerly line of Mountain Farm Road, said iron pipe also marking a northeasterly corner of Lot A as depicted on the aforementioned Mountain Farm Subdivision; thence South fifty-seven degrees forty minutes West (S 57°40' W) along the land of Leo F. Poulin Co. for eighty-five and nine tenths (85.9) feet, more or less, to a steel pin; thence South eighty degrees six minutes West (S 80°06' W) along the land of Leo F. Poulin Co. for eighty-eight and seven tenths (88.7) feet, more or less, to a steel pin on the northerly line of Lot A; thence North sixty-nine degrees four minutes East (N 69°04' E) along the land of Terry Brandwein Bolduc for one hundred seventy-one and three tenths (171.3) feet, more or less, to the point of beginning.

This conveyance is subject to the restrictions described in the deed from Leo F. Poulin Co. to Robert D. Livingston, Jr. and Ann B. Livingston and recorded in the Kennebec County Registry of Deeds in Book 3568, Page 140

140 which shall be deemed appurtenant and, therefore, running with the land and binding upon the grantee herein, his heirs and assigns.

Being the same premises conveyed by deed to Grantor from Leo F. Poulin Co. and recorded in the Kennebec County Registry of Deeds in Book 3568, Page 140.

Witness his hand and seal this 1st day of May, 1990.

Signed, Sealed and Delivered
in presence of

Norman R. Belanger

Robert D. Livingston, Jr.
Robert D. Livingston, Jr.

State of Maine
County of Cumberland, ss.

May 1, 1990

Then personally appeared the above named Robert D. Livingston, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Thomas J. Van Vleet
Notary Public/Attorney-at-law
Print Name THOMAS J VAN VLEET
My Commission Expires: _____

RECEIVED KENNEBEC SS.

1990 MAY 14 AM 10:29

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WITNESSES: Norman R. Belanger
REGISTER OF DEEDS